



**55 Hanson Way NE
Langdon, Alberta**

MLS # A2317542



\$824,900

Division:	Hanson Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,411 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangul		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC97
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Above Ground Swimming Pool, Electric Heater Garage, Garage Door Openers, Garage Remote for large door, Mail Keys, Small Shed Side of Garage, Attached Shelving Throughout Home, Utility Room Shelving

Welcome to the good life in Langdon's highly sought after Hanson Park. This fully finished home offers over 3,100 sq ft of developed living space situated on a beautifully landscaped .26 acre lot. This meticulously maintained home is move in ready with fresh paint, new carpet and nothing left to do but unpack. The open plan layout is bright and sunny with large windows and ceilings. You'll find ample cupboard and counter space in the well planned kitchen with sleek and modern cabinetry complemented by granite counters, gleaming stainless steel appliances and subway tile backsplash. The kitchen flows seamlessly into the dining area and living room making it the ideal layout for family life. Rich dark oak hardwood floors, a wood burning fireplace with stone front and stylish farmhouse light fixtures offer a touch of rustic charm that feels cozy and welcoming. The designated home office is set away from the main living area making it a private place to work or study from home. A 2 pc powder room and generous mudroom round out this main level. Upstairs you'll find a rare total of 4 bedrooms including the primary retreat complete with a spa like 5 pc ensuite with soaker tub, his and hers sinks and a separate walk-in shower plus a nice sized walk-in closet. Some people say the kitchen is the heart of the home but in this home it may just be the upstairs bonus room. This shared family retreat is the central hub of the upper level surrounded by the 3 kids rooms as well as the main bath and laundry room. This is sure to be the space where your family will gather at the end of the day to share stories, watch movies, snuggle up with a book and just be together. There is still more space to enjoy in the fully finished basement. The good sized recreation room has a unique tray ceiling with cove lighting that is both practical and stunning. There is a 5th

bedroom with a walk-in closet as well as a full bath on this level making it perfect for your teenager or guests to have a private space to call their own. Get ready to be the house where all the kids hang out this summer in your incredible staycation backyard that includes an above ground swimming pool. This West facing yard is lushly landscaped with a variety of fruit trees and bushes including apple, raspberry, saskatoon, cranberry and haskap berries. A fenced vegetable garden is fun for kids and grown ups to grow and harvest your own vegetables. And underground sprinklers mean more time to enjoy your yard instead of working in it. Relax on your 12' x 10' deck with a natural gas line for your grill. The deck is surrounded by an exposed aggregate patio. Plus there is still plenty of lawn area left for all of your toys including the pool. Last but not least you're going to love the 3 car garage with electric heater for comfort and convenience in the winter months. There is also room to park your RV and access your backyard if adding a future shop or 2nd garage suits your needs. Call today and make the move to Langdon.